4806:03/19/92
CBZ21:2158B
Deed No. 41

Box 28

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This Instrument was prepared by:
Michael H. Mannes, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201-2773

Send tax bills to:
Anglo American Property Holdings, Inc.
c/o Anglo American Auctions, Inc.
435 Metroplex Drive
Nashville, Tennessee 37211

Name and Address of New Owner:
Anglo American Property Holdings, Inc.
13th Floor, 902 Market Street
Wilmington, Delaware 19801

Map & Parcel No.:

Map 94, Parcels 29, 38 & 39

QUITCLAIM DEED

This Deed, is made this 30th day of March, 1992, by and between ANGLO AMERICAN AUTO AUCTIONS, INC., a Delaware corporation (the "Grantor"), whose address is 435 Metroplex Drive, Nashville, Tennessee 37211, ANGLO AMERICAN AUCTIONS, INC., a Delaware corporation (the "Beneficial Grantor"), whose address is 435 Metroplex Drive, Nashville, Tennessee 37211, and ANGLO AMERICAN PROPERTY HOLDINGS, INC., a Delaware corporation (the "Grantee"), whose address is 13th Floor, 902 Market Street, Wilmington, Delaware 19801.

WITNESSETH

WHEREAS, Nashville Auto Auction, Inc., a Tennessee corporation, is the record owner of certain real estate situated in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein known as 1204 Lebanon Road, Nashville, Tennessee (the "Davidson Real Estate");

97439

IDENTIFICATION REFERENCE

MAR 31 4 15 PM '92

DAVIDSON COUNTY TN

WHEREAS, pursuant to those certain Articles of Merger, effective March 27, 1992, Nashville Auto Auction, Inc. was merged with the Grantor, said Grantor being the surviving corporation.

WHEREAS, on even date herewith, said Grantor by dividend granted the entire beneficial ownership interest in the Davidson Real Estate to its parent corporation, the Beneficial Grantor; and

WHEREAS, the Beneficial Grantor desires that the entire beneficial and legal ownership interest in the Davidson Real Estate be conveyed to the Grantee as a contribution by Beneficial Grantor to the capital of the Grantee; and

WHEREAS, (i) in evidence of the foregoing described dividend to the Beneficial Grantor and (ii) to effect the subsequent contribution to the capital of the Grantee on behalf of the Beneficial Grantor, the Grantor executes and delivers this Deed and the Beneficial Grantor joins in this Deed to confirm the conveyance set forth herein.

NOW, THEREFORE, for and in consideration of the sum of Five Dollars ($5.00), and no other actual consideration, the Grantor by these presents does hereby remise, release and its interest quitclaim/unto the Grantee, its successors, and assigns, all of the Davidson Real Estate.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this the day and year first above written.

ANGLO AMERICAN AUTO AUCTIONS, INC.

By: _____ (SEAL)
Michael J. Richardson,
Chief Executive Officer

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STATE OF TENNESSEE)
) to wit:
COUNTY OF DAVIDSON)

I HEREBY CERTIFY that on the 30th day of March, 1992, before me, the subscriber, a Notary Public of the State of Tennessee, personally appeared Michael J. Richardson, with whom I am personally acquainted, or whose identity was proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Executive Officer of ANGLO AMERICAN AUTO AUCTIONS, INC., a Delaware corporation, and that he, as the Chief Executive Officer of ANGLO AMERICAN AUTO AUCTIONS, INC., being authorized to do so, executed that WARRANTY DEED for the purposes contained in that instrument, by signing the name of the corporation by himself as Chief Executive Officer.

IN WITNESS WHEREOF, I set my hand and official seal.

[NOTARY SEAL]

Nancy A. Liggett
Notary Public

Nancy A. Liggett
Printed Name of Notary Public

My Commission Expires: 5-20-92

ANGLO AMERICAN AUCTIONS, INC., joins in this Deed in order to confirm the within conveyance and quitclaim to Grantee the Davidson Real Estate.

ATTEST:

ANGLO AMERICAN AUCTIONS, INC.

By: _____ (SEAL)
Michael J. Richardson,
Chief Executive Officer

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STATE OF TENNESSEE)
) to wit:
COUNTY OF DAVIDSON)

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I HEREBY CERTIFY that on the 30th day of March, 1992, before me, the subscriber, a Notary Public of the State of Tennessee, personally appeared Michael J. Richardson, with whom I am personally acquainted, or whose identity was proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Executive Officer of ANGLO AMERICAN AUCTIONS, INC., a Delaware corporation, and that he, as the Chief Executive Officer of ANGLO AMERICAN AUCTIONS, INC., being authorized to do so, executed that Deed for the purposes therein contained, by signing on behalf of Anglo American Auctions, Inc.

IN WITNESS WHEREOF, I set my hand and official seal.

[NOTARY SEAL]

Nancy A Liggett
Notary Public

Nancy A. Liggett
Printed Name of Notary Public

My Commission Expires: 5-20-92

STATE OF TENNESSEE)
COUNTY OF DAVIDON)

The actual consideration for this transfer is $-0-.

Michael Richardson
Affiant

Sworn to and subscribed before me
this 30 day of March, 1992.

Nancy A Liggett
Notary Public

My Commission expires: 5-20-92.

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Exhibit A

Tract 1

A Tract of land in the 3rd, formerly 15th Civil District of Davidson County, Tennessee, described according to a survey by Michael W. Stump dated March 1986, as follows:

Beginning on a four inch concrete monument on the North right-of-way of Lebanon Road, the Southwest corner of the property herein described and adjoining the Lee Roy Smith tract; Thence N6°05'55"E 1762.90 feet to an iron pin at a fence post corner, said pin located within a TVA Right-of-Way Easement for the "Watts Bar-Nashville Transmission Line"; Thence N65°05'30"E 1501.1 feet to a three inch concrete monument; Thence N88°44'30"E 354.80 feet to an iron pin located at a chain link fence corner, said pin being the Northeast corner of the property herein described and adjoining the Nashville Auto Auction tract; Thence S6°15'05"W 1839.86 feet to a spike located between chain link fence posts; Thence S83°39'10"W 1129.41 feet to an iron pin at a fence post corner; Thence S12°03'50"W 596.31 feet to a concrete Right-of-Way monument at Lebanon Road; Thence Northwesterly 31.31 feet along an arc having a radius of 1106.00 feet; Thence N77°31'35"W 381.80 feet to a concrete Right-of-Way monument; Thence S12°28"W 5.00 feet; Thence N77°36'30"W 257.75 feet to the four inch concrete monument, the point of beginning. Containing 79.632 acres, more or less.

BEING the same property which by Deed dated April 28, 1986 and recorded among the Records of Davidson County in BK 6840 PG 839 et seq. was granted and conveyed by Edna Havens Kincaid, unto Nashville Auto Auction, Inc., its successor in interest being the herein grantor.

Tract 2

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by the L & N Railroad and on the south by Lebanon Pike, more particularly described as follows:

Beginning at the intersection of the northerly margin of Lebanon Pike with the westerly right-of-way of the L & N Railroad; Thence, with Lebanon Pike, S 78° 05' W, 668.09 feet; Thence, S 11° 55' E, 5.00 feet; Thence, S 78° 05' W, 150.07 feet to the southeast corner of Fruehauf, Inc., as recorded in Book 5305, Page 200, R.O.D.C.; Thence, with Fruehauf's east line, N 02° 26' E, 800.00 feet; Thence, S 78° 05' W, 170.00 feet; Thence, S 02° 26' W, 220.00 feet; Thence S 78° 05' W, 50.00 feet to a point in the east line of Ray Edenfield; Thence, with the east line of Edenfield and W. B. Kincaid, et ux, N 02° 26' E, 1,863.77 feet to a point in the south line of Metro Government water and sewer property; Thence, N 85° 55' E, 166.82 feet to a point in the

right-of-way of the L & N Railroad; Thence, with said Railroad in a southerly direction along a curve to the left, said curve having a central angle of 06° 36' 34", a radius of 5,772.90 feet, a chord bearing S 19° 48' 32" E, 665.56 feet, a curve length of 665.93 feet; Thence, S 23° 06' 49" E, 716.50 feet; Thence, with a spiral curve to the right, said curve having a total central angle of 18° 56' 26", a radius of 2,814.79 feet, a total curve length of 832.24 feet and a spiral length of 98.25 feet; Thence, S 04° 30' 23" E, 52.78 feet to the point of beginning. Containing 31.10 acres, more or less.

BEING the same property conveyed to Nashville Auto Auction, Inc., its successor in interest being the herein Grantor, by deed from Lee Ola Meadows of record in Book 5279, page 878, and by deed from L. A. Bowman, Jr. and wife Susie C. Bowman of record in Book 4408, page 227, Register's Office for Davidson County, Tennessee.

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